



 2  
Bedrooms

 1  
Bathroom





Mantlestates are pleased to present this top-floor apartment within a well-maintained purpose-built block. This generously sized two double-bedroom apartment benefits from a modern finish throughout, double glazing, gas central heating, and a stylish kitchen that features a breakfast bar, Private balcony and communal gardens. The apartment is conveniently located for local amenities and the New Barnet overground station & Cockfosters Tube are within walking distance along side many green open spaces. Offered CHAIN FREE.

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#### **ENTRANCE HALL**

Wood flooring.

#### **KITCHEN** *11.05ft x 8.08ft (3m x 2m)*

Double glazed window, gas hob, electric oven, extractor, range of fitted wall & base units, part tiled walls, tiled floor, sink, with mixer tap. Breakfast bar.

#### **RECEPTION** *16.04ft x 11.12ft (5m x 3m)*

2 double glazed windows, wood floor, double radiator, fireplace.

#### **BEDROOM** *12.08ft x 12.01ft (4m x 4m)*

2 double glazed windows, carpet, spotlights.

#### **BEDROOM** *11.11ft x 9.05ft (3m x 3m)*

Double glazed window, carpet, spotlights.

#### **BATHROOM**

2 double glazed windows, tiled walls, tiled floor, low-level flush w/c, panel bath with mixer tap & shower attachment, wash hand basin with mixer tap.

